

City of Burien

BURIEN PLANNING COMMISSION

November 4, 2015

7:00 p.m.

Multipurpose Room/Council Chambers

MINUTES

To hear the Planning Commission's full discussion of a specific topic or the complete meeting, the following resources are available:

- Watch the video-stream available on the City website, www.burienwa.gov
- Check out a DVD of the Council Meeting from the Burien Library
- Order a DVD of the meeting from the City Clerk, (206) 241-4647

CALL TO ORDER

Chair Curtis Olsen called the November 4, 2015, meeting of the Burien Planning Commission to order at 7:00 p.m.

ROLL CALL

Present: Jim Clingan, Butch Henderson, Joel Millar, Curtis Olsen, Amy Rosenfield, and Douglas Weber

Absent: Brooks Stanfield

Administrative staff present: Chip Davis, Community Development Department director; Brandi Eyerly, planner

AGENDA CONFIRMATION

Direction/Action

Motion was made by Vice Chair Rosenfield, seconded by Commissioner Millar to approve the agenda for the November 4, 2015, meeting. Motion passed 6-0.

PUBLIC COMMENT

Jim Solaegui, 11219 25th Ave SW, asked that the number of goats that can be kept on a residential lot not be increased as he believes their food and water attract vermin and noxious insects and referred to information he submitted as written testimony for tonight's hearing.

PUBLIC HEARING

A. 2015 Zoning Code Amendments, Keeping of Animals and text corrections

Chair Olsen opened the public hearing at 7:06 p.m.

Jim Solaegui said he has a bachelor of science from the College of Agriculture at the University of Nevada; works for the Federal Grain Inspection Service, which is part of the USDA; and has worked on family farms up to 160 acres in size; concluding that he has experience with farms and livestock.

Commissioner Henderson asked Mr. Solaegui if he is a property owner impacted by the keeping of goats; he replied that he is. His neighbor is keeping goats. He said he has had rodents come from that property and the maintenance of the property has been questioned in the past, so he's worried about the continued diligence to maintain the property to minimize impacts from rodents or raccoons attracted by the property.

Vice Chair Rosenfield asked if rats can be attracted by any kind of animal feed outside, including dog food, not just goat food. Mr. Solaegui said that is true and is why health departments recommend

feeding pets indoors. Since goats are livestock, he said, they would have to be fed outdoors and any spilled or uneaten food would attract rats and raccoons.

Chair Olsen closed the hearing at 7:10 p.m.

OLD BUSINESS

A. Discussion of 2015 Zoning Code Amendments, text corrections

Brandi Eyerly gave a brief review of the 2015 minor zoning code text amendments.

Action/Direction

Commissioner Millar moved the Planning Commission recommend to the City Council approval of the 2015 Minor Zoning Code Amendments for corrections to text as set forth in the October 29th staff memo and associated attachments. Commissioner Henderson seconded the motion. Motion carried 6-0.

B. Discussion of 2015 Zoning Code Amendments, Keeping of Animals

Ms. Eyerly said she spoke with the adoption coordinator at New Moon Farm Goat Rescue and Sanctuary in Arlington and she said it is easy for pygmy goats to grow to a dense weight of 150 pounds even though they are only the size of a large dog. She recommended a minimum of 2,000 sq. ft. of outdoor space be allotted to a pair of goats. Ms. Eyerly also said the woman did not recommend dehorning goats as only bucks use their horns aggressively, and a buck shouldn't be kept in an urban setting at all. She said the woman said goats do well eating hay; they do not need grain, which attracts rodents. She said she also had provided the commissioners with a handout titled "5 Reasons not to get Goats," which points out some of the difficulties of owning goats.

Commissioner Henderson asked what recourse a neighbor would have if animals on another property impacts them. Ms. Eyerly noted that there are some things written into the code such as the requirement to have a 5-foot fence around goats and that feed for goats and domestic fowl needs to be kept in rodent-proof containers. Otherwise, complaints would be addressed through code enforcement.

Commissioner Rosenfield asked what the current square footage requirement for having one goat is; Ms. Eyerly responded that it is one-quarter acre or 10,890 sq. ft. on a site with a minimum of 35,000 square feet. The proposed amendment would require a minimum 200 square feet of enclosed space per pygmy goat, which is considerably less than what is recommended by the goat rescue. Ms. Eyerly said the 200 sq. ft. figure was taken from the City of Seattle's code.

Commissioner Rosenfield said she'd like to do a little research on dehorning goats before accepting the proposed requirement that all goats be dehorned. She said it may be cruel to require that for neutered males when they don't use their horns aggressively.

Chair Olsen said he thinks a larger minimum enclosure size should be considered, based on the recommendation of the goat rescue.

Commissioner Millar asked what the code enforcement procedure is when someone complains about a neighbor's animals. Mr. Davis replied that first contact would include working with the property owner, show them best practices, put them in contact with King County Conservation District on how to eliminate the impacts of the type of livestock that they are keeping. If that doesn't work, the enforcement is progressively more intense and could end up being a nuisance situation. Rats are everywhere, so while someone might clean up their property to discourage rats, rats are probably on a nearby property as well, so it is difficult to completely eliminate them. Chair Olsen pointed out that other practices, such as composting, attract rats as well.

Commissioner Clingan asked for caution in amending the keeping of animals code since Burien is an urban area, suggesting fowl and rabbits are enough for now and miniature livestock could be addressed

sometime in the future. Chair Olsen concurred and suggested pygmy goats be included in the livestock section, rather than the small animal section, for now.

Commissioner Weber agreed that pairs of goats be allowed, given that they are a herd animal, but suggested a minimum enclosure size be added to the existing code to ensure they have ample space.

Commissioner Rosenfield asked if it would be possible to get an opinion from another goat farm to compare with the New Moon Farm recommendations. Ms. Eyerly said there is another one in Maple Valley that she can contact.

Action/Direction

The commissioners would like the miniature goat section of the proposed amendments eliminated and some portions of it included in the livestock section. They would like two goats allowed per quarter acre of space allowed for their use. They would like to see a statement about no dehorning. They also would like to include the provision about storing the food in a way that will not attract rats, the fencing requirement, and a setback requirement for the fenced area, not just the shelter. They also would like a recommendation from the goat farm in Maple Valley as well.

NEW BUSINESS

None.

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR'S REPORT

None.

ADJOURNMENT

Direction/Action

Commissioner Rosenfield moved for adjournment; Commissioner Millar seconded. Motion carried unanimously. The meeting adjourned at 8:05 p.m.

APPROVED: November 18, 2015

/s/ Curtis Olsen, chair
Planning Commission